

## FARMINGTON CITY COUNCIL MEETING

JANUARY 8, 2019

### **WORK SESSION**

*Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Alex Leeman, Brett Anderson, Doug Anderson; City Manager Shane Pace, City Economic Development Director Brigham Mellor, Community Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Brittney Whitecar*

*Excused: Councilmember Cory Ritz*

Mayor **Jim Talbot** invited guest **Nathan Rich**, the Executive Director of the Wasatch Integrated Waste Management District to speak to the City Council about waste management and disposal. Most cities in Morgan and Davis Counties use the Wasatch Integrated Waste Management location in Layton. It is important for city officials to understand how to properly use curbside trash and recycling bins in order to efficiently bill and inform the citizens regarding waste disposal.

### **REGULAR SESSION**

*Present: Mayor Jim Talbot; Councilmembers Rebecca Wayment, Alex Leeman, Brett Anderson, Doug Anderson; City Manager Shane Pace, City Economic Development Director Brigham Mellor, Community Development Director David Petersen, City Recorder Holly Gadd and Recording Secretary Brittney Whitecar*

*Excused: Councilmember Cory Ritz*

### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 7:05 p.m.

### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

The invocation was offered by **Rebecca Wayment** and the Pledge of Allegiance was led by **Brett Anderson**.

### **PUBLIC HEARINGS:**

#### **Schematic Subdivision Plan - 1525 W. Street Church**

Mayor **Jim Talbot** introduced the item, which is located at 370 North 1525 West and invited Dave Petersen to present the staff report.

**Dave Peterson** showed an aerial view of the property and stated that the applicant intends to construct an LDS church in the center of the 4.413 acre parcel, separating the existing parcel into three. On the site plan, the Northern and Southern most parcels are connected by a strip of land in fee title that must be noted on the plat and dissolved when the side parcels develop in the future. **Dave Petersen** said that the City Engineer and Public Works have addressed construction of the sidewalk. The 1525 West street crossing will fully be developed when the North parcel develops, per the conditions set forth for the subdivision.

**Dave Petersen** said that the Cook's, who own the property, conveyed a trail easement to the city on the south parcel which will likely be improved when said parcel develops, but could be developed sooner.

**Brian Bott (Bott Pantone Architects) 620 24<sup>th</sup> Street, Ogden, UT** clarified that the Cook's asked that the 10' strip connecting the side parcels stay in order to keep the parcel under green belt status.

***Mayor Jim Talbot opened the public hearing at 7:16 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.***

**Motion:**

**Rebecca Wayment** moved that the City Council approve the schematic plan for the 1525 West Church Street Subdivision subject to all applicable Farmington City development standards and ordinances and the following conditions:

1. The subdivider shall place a note on the plat, stating in part: "In order to provide for the future development of any part or all of Parcel A as building lots, the City must amend the plat to allow for the same---pursuant to the City's subdivision approval process".
2. If the owner of Parcel A develops either the north or south portion of this property, whichever occurs first, he shall deed (in fee title) the narrow or stem shaped land connecting the two portions to the owner of Lot 1.
3. The minimum lot size of any lot or parcel shall be one acre, unless the property is rezoned by the City.
4. The applicant must construct a sidewalk within the 1525 West r.o.w. starting at the sidewalk next to the Farmington Ranches East subdivision thence north and then as far north as the steep embankment of the UTA D.&R.G.W. Trail r.o.w. will allow---as directed and approved by the City Engineer. The property owner, or future property owner, shall construct sidewalk on any remaining areas where sidewalk is not installed (towards of the north end of Parcel A) when, and if, this parcel is development in the future. Likewise, the applicant shall construct curb and gutter on 1525 West as far north as directed by the City Engineer.
5. Improvements related to the final plat for the subdivision shall be reviewed and approved by the City's Development Review Committee (DRC).

Findings for approval:

1. The narrow strip of land in fee title proposed by the applicant connecting the north parcel to the south parcel may constitute remnant property inconsistent with the City's Subdivision Ordinance--and it may pose an issue for the respective future owners in the subdivision as further development occurs and the access is no longer needed. The condition as set forth in the motion above should resolve issues which may arise related to the narrow strip of land and the property develops in the future.
2. Lot dimensions comply with the Zoning and Subdivision Ordinances related to the A zone, including standards regarding alternative lot sizes.
3. All lots and parcels will front an existing and fully improved public r.o.w. (1525 West Street).

**Alex Leeman** seconded the motion which was unanimously approved.

**NEW BUSINESS:**

**Fackrell Rezone Request – Rezone of 1 acre located at 474 W. Quail Run Road (1150 N) from AE to LR**

**Dave Petersen** said this property has since been obtained by the City, so it makes sense to rezone it from an agricultural to a residential zone. This property was once split in two, but a past property owner combined it. At this time the current owners would like to split the lot once again to provide a new building lot.

**Brent Fackrell 474 Quail Run Road, Farmington UT** reiterated that he would like to split the West half of his property and sell it, with the intent of a home being constructed on the land.

***Mayor Jim Talbot opened the public hearing at 7:25 p.m.; with no one signed up to address the Council on the issue, he immediately closed the public hearing.***

**Brett Anderson** moved that the City Council approve the enclosed ordinance to rezone the property (1.06 acres) from A (Agricultural) to LR (Large Residential) located at 474 West Quail Run Road (1150 North).

Findings for approval:

1. The proposed rezone is consistent with the General Plan;
2. The proposed rezone is consistent with the surrounding properties and adjacent neighborhoods;
3. The request is consistent with Title 11, Chapter 4 as the owner received approval from the Planning Commission on December 13, 2018 for a subdivision of the parcel of land or lot into not more than two (2) lots for residential dwellings or accessory buildings related to the primary use by recording deeds containing metes and bounds descriptions of the lots subject to the City Council rezoning the property as requested.

**Alex Leeman** seconded the motion which was approved unanimously.

## **SUMMARY ACTION:**

### **Minute Motion Approving Summary Action List**

1. Lobbying Contract with MIB Partners
2. Approval of Minutes from December 4<sup>th</sup>, 2018

**Doug Anderson** said he would like to hear more about what MIB Partners has done for the City. **Mayor Jim Talbot agreed** and said he could set up a meeting for the City Council.

**Rebecca Wayment** moved to approve summary actions 1 and 2 as contained on the staff report. Brett Anderson seconded the motion, which was approved unanimously.

## **OLD BUSINESS:**

### **Schematic Subdivision Plan for Creekside Manor – 500 South 950 West**

**Mayor Jim Talbot** said the developer asked that the item be pulled from the agenda. **Shane Pace** said there have been multiple meetings between the owner, developer, and the City. Progress has been made, but some of the investors involved in the project would like more detail before discussing the Schematic Plan with the City Council.

## **GOVERNING BODY REPORTS:**

### **City Manager Report**

1. Fire Monthly Activity Report for November
2. Building Activity Report for November
3. 2019 Goals
4. Vision Goals & Budget Meeting on February 5<sup>th</sup>

### **Mayor Talbot & City Council Reports**

#### **Mayor Talbot**

1. Planning Commission Appointment
  - a. **Mayor Talbot** announced that Greg Wall was selected to join the Planning Commission and Mike Plaizier has been selected as an alternate member.

**Rebecca Wayment** moved to appoint Greg Wall as the new Planning Commission member and Mike Plaizier as an alternate member. Brett Anderson seconded the motion, which was approved unanimously.

2. City Council Assignments
  - a. **Mayor Talbot** said we the City Council Assignments will stay the same as 2018. Expressed the importance of fulfilling assignments.

Councilmember Rebecca Wayment

**Rebecca Wayment** Expressed concern about the road width change on the I-15 Frontage road as you transition from Centerville to Farmington. When heading north, the Road suddenly gets much thinner. Asked if signage regarding road width could be added to avoid possible accidents.

Councilmember Doug Anderson

No updates to report

Councilmember Brett Anderson

**Brett Anderson** provided some information about the tabled item on the agenda (Creekside Manor). He received a call from the main investor on the property who may back out from the project, which would may completely void the application. The investor feels that a lot has been required from him. **Shane Pace** said he spoke with him as well and intends to speak with the investor to try to alleviate some of his issues.

Councilmember Alex Leeman

**Alex Leeman** said that Station Parkway is a dark road with no street lights and has noticed that drivers tend to wander out of their lane. Asked if striping the road could be a priority to make the road safer. **Mayor Jim Talbot** said he agrees, but that striping will be more likely to happen in the spring since new lines tend to smear or get torn up in the winter months with the snow, salt, and plows.

**CLOSED SESSION**

***Motion:***

At 7:48 p.m., Doug Anderson made the motion to go into a closed meeting for the purpose of **property acquisition**. Brett Anderson Seconded the motion which was unanimously approved.

**Sworn Statement**

I, **Jim Talbot**, Mayor of Farmington City, do hereby affirm that the items discussed in the closed meeting were as stated in the motion to go into closed session and that no other business was conducted while the council was so convened in a closed meeting.

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**Jim Talbot, Mayor**

**Motion:**

At 7:50 p.m., a motion to reconvene to an open meeting was made by **Alex Leeman**. The motion was seconded by **Rebecca Wayment** which was unanimously approved.

**ADJOURNMENT**

**Motion:**

At 7:53 p.m., Doug Anderson moved to adjourn the meeting.

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**Holly Gadd**, Recorder